

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1164**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Busch House**
6. Current building name: **Lee House**
7. Building address: **724 Collyer Street**
8. Owner name: **John E. and Shar L. Lee**
Owner address: **724 Collyer Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**

NE¹/₄ of SE¹/₄ of NW¹/₄ of NE¹/₄ of section 3

10. UTM reference

Zone **13**

Easting: **491744**

Northing: **44466575**

11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**

12. Lot(s): **3, 4** Block: **19**

Addition: **Longmont Original Town** Year of Addition **1872**

13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

Date _____ Initials _____

____ Determined Eligible - National Register

____ Determined Not Eligible - National Register

____ Determined Eligible - State Register

____ Determined Not Eligible - State Register

____ Needs Data

____ Contributes to eligible National Register District

____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):

Rectangular Plan

15. Dimensions in feet: **728 square feet**

16. Number of stories: **2½**

17. Primary external wall material

Wood / Horizontal Siding

Wood Shingles

18. Roof configuration (enter one):

Gabled Roof / Side Gabled Roof

19. Primary external roof material (enter one):

Wood Roof / Shingle Roof

20. Special features (enter all that apply):

Porch

Chimney

Dormers

22. Architectural style /
building type:

**Late 19th and Early
Twentieth Century Revivals
/ Colonial Revival**

21. General Architectural Description

The house at 724 Collyer Street is a stately 2½-story wood frame dwelling, exhibiting characteristics of the Colonial Revival style of architecture. The house is supported by a low coursed sandstone foundation, and the exterior walls are clad with painted light blue 1" by 4" corner boards. The house is covered by a steeply-pitched side gabled roof, with a swept gable extending over the front porch on the facade (west elevation). The roof is covered with wood shingles, and the eaves are boxed, with returns. The roof trim is painted red. A large, historic gabled dormer, centered on the facade, is a dominant architectural feature. The dormer is clad with multi-colored variegated wood shingles, and it is penetrated by three 1/1 single-hung sash windows set below one large single-light window. (Historically, the dormer featured an oculus window. One red brick chimney is located on the east-facing roof slope. A large single-hung sash window, flanked by two narrow single-hung windows with leaded glass panes, is located near the south end of the facade. A canted bay, with three latticed-light windows, is located on the north elevation. Windows elsewhere are primarily 1/1 double-hung sash, with painted white wood frames and surrounds, and with painted red wood cornices. The home's front entry door is located near the north end of the facade. Here, a stained natural brown glass-in-wood-frame door, with a leaded glass light set in an egg-and-dart molding, leads into the home from an open front porch which extends across the full length of the facade. The porch features a tongue-and-groove wood floor, wood frame knee walls, sandstone pedestals, and Tuscan columns. The porch is covered by the main roof's swept side gable. A large non-historic gabled dormer is located on the east (rear) elevation. There is a one-story addition east elevation as well, which measures approximately 26' N-S by 18' E-W.

Garage

A garage is located northeast of the house: one-story rectangular plan; ~22' by ~24'; poured concrete slab foundation and floor; painted white horizontal wood siding exterior walls, over wood frame construction; gable roof, covered with asphalt shingles; boxed eaves; two, painted white, wood-paneled roll-away garage doors, located on the west elevation, open onto a shared driveway which extends along the north side of the house to Collyer Street.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located on the east side of Collyer Street, in the block between 7th and 8th Avenues, in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The neighborhood features wide tree-lined streets, wide grass strips between the sidewalks and curbs, uniform setbacks, and deep rectangular-shaped lots.

24. Associated buildings, features, or objects

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1908**

Source of information:

"Town of Longmont, Colorado - Water Rent Collections, 1907-1910." On file at the Longmont Archives, Longmont Museum.

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Rev. W.L. Busch

Source of information:
"Town of Longmont, Colorado - Water Rent Collections, 1907-1910."

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Longmont water rent collections records, dated between 1907 and 1910, document that this house was constructed in 1908. This property's address (724 Collyer Street), and lot and block (S½ of Lot 3, and pt. of Lot 4, Block 19), first appear in the water records in the summer of 1908, with the notations "7/3/08 - permit date", and "8/18/08 - turned on." Reverend W.L. Busch is listed as the dwelling's original owner. A one-story addition has been built onto the rear of the dwelling, and a the house's second story has been expanded to the rear as well.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

Longmont water rent collection records, and Longmont city directories, document that this house was constructed in 1908, and that it was owned by Reverend W.L. Busch. Reverend Busch, and his wife Elizabeth, are listed at this address in Longmont city directories through at least 1923. Reverend Busch was the pastor of the Evangelical Lutheran Peace Congregational Church. (Elmer J. and Lena Busch, who were possibly related, lived two lots to the north at 736 Collyer Street.)

By 1926, this property had passed into the hands of the Reverend George W. Busch, and his wife Stella A. Busch. George also served as the pastor of the Peace Lutheran Church, which in the early 1930s was located at 644 Baker Street. (W.L. Busch and George W. Busch were presumably father and son, however, this has not been confirmed.)

Reverend George W. Busch is listed in city directories as this property's resident for most years, until the early 1940s. For a brief time, though, in the late 1930s, Charles B. and Alpha M. Merritt are listed at this address. Edna Haworth [Hayworth?] owned and lived here for a short time in the late 1940s and early 1950s. The property was then purchased by Edward [Edwin?] and Naidine Weber who owned and lived here from the early 1950s until the early 1970s. Mr. Weber worked as a "millman" at the Denver Elevator Company. The property's current owners, John E. and Shar Lee, have owned and lived here since the late 1970s.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated June 1930, and May 1956.

"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

VI. SIGNIFICANCE

37. Local landmark designation:
Yes
No **xx**
Date of Designation: **n/a**

38. Applicable National Register Criteria

xx A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

xx 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

xx 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

xx 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **1908-1952**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This house is historically significant relative to National Register Criterion A for its association with Longmont's residential development during the period of significance, 1908-1952. The house is also architecturally significant, under Criterion C, for its somewhat eclectic expression of the Colonial Revival style of architecture. Due to some loss of integrity, the property's level of significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places. The property, though, does likely qualify to be listed as a local landmark by the City of Longmont. This property is located outside the boundaries of the Longmont East Side Historic District. If the district's boundaries were to be expanded, this house would qualify as a contributing resource within the district's newly expanded boundaries.

43. Assessment of historic physical integrity related to significance:

This house displays a generally acceptable level of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. Addition(s) to the rear of the original structure have diminished the property's physical integrity to some extent.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, this house could be considered a contributing resource.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-28**

Frame(s): **18-20**

Negatives filed at:

**City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **January 4, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**